

UNAPPROVED Minutes of the **REGULAR MEETING OF THE ARCHITECTURAL REVIEW BOARD** held on Tuesday, June 19, 2012, in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Pro Tem Grover, Members Gulatee, Kennerley, Wang, and Alternate Member Schlecht.

ABSENT: Member Hardnock and Trustee Liaison McDonough.

ALSO PRESENT: Steve McNellis, Director of Community Development, Stephen Robles, Planner.

CALL TO ORDER: Chairman Pro Tem Grover called the meeting to order at 7:05 p.m.

1.0 ROLL CALL

The roll was called by **Director McNellis** and **Chairman Pro Tem Grover** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the Rescheduled Architectural Review Board Meeting held Tuesday, May 15, 2012.

Member Kennerley moved and **Member Gulatee** seconded the motion to approve the minutes of the regular Meeting of the Architectural Review Board held Tuesday, May 15, 2012, with a correction noted by Member Gulatee regarding the architecture being the “right architecture” for the warehouse, which was not stated at the meeting. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS:

3.1 Consideration and discussion of modifications to the approved exterior building materials and colors of the Homewood Suites Hotel located at 10 Westminster Way (Giertsen Company of Illinois/CSM Lodging).

Planner Robles summarized Staff’s memorandum dated June 15, 2012 and noted that CSM Lodging, the owners of the hotel, are seeking to modify the hotel’s exterior by replacing the existing vinyl siding with all new “James Hardie” brand fiber cement siding. At the same time, the existing color scheme of the 2nd and 3rd stories would also be revised to a more earth tone theme, continuing with two separate tones in a more complementary manner. **Planner Robles** explained that the request was similar to CSM Lodging’s 2005 request where the existing vinyl siding and color scheme, along with other building modifications, were approved by the Village. He continued that the current grey color of the recessed building sections of the hotel would be replaced with “timber bark” color that would darken the current grey tone of these sections to a more taupe-like color. The existing light yellow color of the gable roof building sections and porte corchere sections would be changed to a “heathered moss” color, which is a green-tan color that appears more complementary than the current color scheme. Continuing that the gable roof building sections

would be enhanced with new white PVC trim detail not found on the existing hotel façade.

Planner Robles continued that the Petitioner's letter of request explains that the existing vinyl siding has experienced continual water maintenance problems for the hotel, which the fiber cement siding would offer more durability. **Planner Robles** stated Staff's support of the proposal to enhance the appeal of the hotel and the change in siding material as an appropriate solution to the maintenance problems while retaining the traditional siding look and texture of the hotel. However, while Staff believed the proposed color scheme would be an improvement over the current coloring, there was some uncertainty that the heather moss color of the gable roof sections had too much of a green tint and if it would be more appropriate if the color has a more brown/tan color tone. He further noted that since there was a discrepancy between the previously approved exterior plans in 2005 and the final color scheme of the hotel, the ARB should ensure that whatever the color scheme, the plans are accurately portrayed so that the finished product is consistent with the approved plans.

Mr. Rick Giertsen, Giertsen Company of Illinois, representing the hotel owner, presented that the decision to revise the hotel exterior was due to siding failure of the material that was installed back in 2005. In addition to a color change, the hotel decided to replace the entire exterior system, beyond a simple siding replacement, as a long term solution. Some of the constraints of the project include the fact that the owner, CSM and Homewood Suites, allow only certain colors in terms of branding and they no longer allow vinyl siding and only using James Hardie board siding, which is a fiber cement material that will last much longer. The new flashing material is an Azeck material that is white PVC that will be used in place of cedar trim boards. **Mr. Giertsen** presented building material samples and colors for the ARB's review and continued his presentation of the presentation packet and noted that CSM spent considerable time preparing the computer rendering of the hotel façade and the proposed color changes. As depicted in the rendering, the gable sections would be in the heather moss color and the non-gable sections in the timber bark color. In addition, the siding of the gable sections would have an alternating lap size of 4" to a 7" exposure that will stand out not only in color, but also in design. **Mr. Giertsen** further explained that the brick on the first floor would remain, as would the roofing material since it is in good condition. Lastly, all exterior façades of the 125-unit, 3-story hotel will be replaced, but only on the second and third stories.

Chairman Pro Tem Grover sought clarification on the size of the alternating lap of the heathered moss siding as the plan showed 4" and 8", and **Mr. Giertsen's** presentation noted 4" and 7". **Mr. Giertsen** clarified that the heather moss siding color is not available in 8" exposure, so the exposure will be 7".

Member Kennerly inquired as to whether Homewood's corporate office allows variation of color or was the color scheme of the building set. **Mr. Giertsen** explained that CSM, the owner of the Homewood Suites Hotel, decided upon the proposed color scheme. **Member Kennerly** further inquired if CSM provided any explanation to why the more green color was selected, especially when it would be

next to the existing red brick. **Louis Zachary**, CSM Lodging, explained that the color scheme was developed by a team made up from members of Hilton Hotels, CSM Lodging and their internal architectural staff, and ESG Architects was hired as a third party consultant to review the site and the proposed design. The design was a result of a collective two month process. **Mr. Zachary** further explained that the current colors are in real conflict with one another and the red brick really stands out. The lead designer of the project chose the darker color in an attempt to mute down the red brick and to get all the proposed colors to work together. Since the roof is brown, CSM wanted to introduce more of the brown tones and reduce the red in the brick since it's too much red. **Mr. Zachary** continued that the colors chosen were done so to be timeless, and to stand out, and darker colors would start to diminish the visibility of the building.

Member Schlecht inquired if the rain gutters would be replaced in the same location. **Mr. Giertsen** confirmed that the gutters and downspouts would be replaced in their same locations. **Member Schlecht** also sought clarification on if the vent grill on the gable roof building sections would also be replaced and if so, what the material would be. **Mr. Giertsen** explained that the grills would be replaced and are metal. **Member Schlecht** questioned the color of the grills. **Mr. Zachary** noted that the grill color would either match the brown window mullions or the heather moss siding color. **Member Schlecht** asked if CSM had used Hardie board in the past and if the color is integral to the product. **Mr. Zachary** confirmed that Hardie board had been used in other CSM projects. **Mr. Giertsen** further clarified that the color of the Hardie board is a manufactured color and not painted after installation. **Member Schlecht** sought clarification on the Azeck trim board and if it was UV resistant to avoid fading over time. **Mr. Zachary** affirmed that the Azeck material is UV resistant and maintenance free.

Member Gulatee inquired as to why the vinyl siding was failing and needed replacement. **Mr. Zachary** explained that based on the construction of the hotel, the vinyl siding was not installed properly which is why it's failing.

Chairman Pro Tem Grover noted that the color is an improvement over the existing color scheme and noted his support of the proposal.

Mr. Schlecht moved and Mr. Gulatee seconded a motion to approve, and recommend to the Village Board for their approval of modifications to the building materials and colors as presented in a presentation packet submitted by Giertsen Company of Illinois, dated June 12, 2012, for the Homewood Suites Hotel located at 10 Westminster Way, and further subject to the Heathered Moss color HardiePlank lap siding alternate to be at 7" and 4", rather than the depicted 8" and 4".

The motion passed unanimously by voice vote.

- 3.2 Consideration and discussion of a site plan, landscape plans, building elevations, materials and colors, rooftop equipment screening plan, and an exterior site lighting plan for the proposed 7.2 acre South Downtown PUD, including a Fresh Market grocery store, for the property located at the northeast corner of Rt. 22 and

Milwaukee Avenue (Village of Lincolnshire/Inland Real Estate Corporation/The Fresh Market, Inc.)

Director McNellis presented the proposed 7.2 acre site south of the Marathon gas station, including a 23,000 sq. ft. + Fresh Market grocery store and a single outlot. The history of the TIF, which began in 1989, was discussed, as was the past 32,000 sq. ft. Wild Oats proposal, which was abandoned after Wild Oats merged with Whole Foods. As for this proposal, the site layout was discussed, and the necessity to site the building and parking layout as is shown, due to floodway/floodplain and detention pond considerations, as well as providing the most optimal parking layout, and the requirement that the main access road be located as it is, given the required (and existing) access points. This layout also provides the opportunity to face the building to the intersection of Rt. 22 and Milwaukee Avenue, rather than turning its back on the intersection, behind a large brick wall, as the Wild Oats plan did. Parking exceeds the code by 17 spaces for the entire site, with 7 additional spaces over code available for the grocery store, and an additional 10 spaces for the outlot. However, Fresh Market requires this number of spaces. There is also an extensive landscape plan that is based on the same concept as the former Wild Oats plan. All required Tree Replacement is accounted for. As previously agreed to by the Village Board many years ago, the remaining stand of trees along the creek, to the east of the detention pond will be retained for screening. Site lighting has also been provided, with decorative poles along the main access road. The Lighting Plan meets the Code requirement for the amount of light that is permitted at property lines. In fact, the lighting levels drop to zero, as you cross the detention pond and head east. Fresh Market's façade will be discussed by their architect, however, it was noted that Staff supports the concept, as does the Village Board, in concept. There are two caveats, attached to that support from Staff, one is that the mullions on the windows should be a darker green, and second, Staff believes a small planter bed could be added to the left side of the front elevation (West Façade).

Chairman Pro Tem Grover requested that the details of the proposed pedestrian bridge be discussed. **Director McNellis** stated that the bridge is of the same general design, and in the same location, as that proposed in the Wild Oats plan. Many years ago, the plan was to have a vehicular bridge in this area to connect this development to the Village Green. However, the Village Board subsequently determined, for a number of reasons, that it was best to compromise, and provide only a pedestrian bridge, to allow pedestrian connections, and not a vehicular bridge. This bridge will be a pre-fab bridge that will be somewhat similar to the pedestrian bridge crossing the Des Plaines River on Rt. 22, but not as rustic. There will be low lighting along the "floor" of the bridge, but would be designed not to allow light pollution to spill out from this area, but rather, to light your footing as you cross the bridge. That concludes Staff's remarks.

Member Gulatee noted his presence and involvement during the past workshops and presentations pertaining to the previous Downtown proposals, which involved the entire PUD site, and at that time, the site improvements faced towards the interior of the property, towards the spine road. As a result, **Member Gulatee** questioned what has changed with the dynamics of the project to make the site face outwards towards the street intersection. **Director McNellis** explained that the

orientation of the site has changed as a result of the Fresh Market, which had different goals in site layout than the previous proposed Wild Oats store. The Fresh Market preferred to face the building outward towards the street, which was a common design element expressed by all interested grocery stores the Village had contact with. Unlike the previous Wild Oats proposal where the store was oriented towards the spine road and had the back of the store facing the intersection, the Fresh Market store will allow for a forward facing store that will open up towards the intersection creating a more welcoming image at the Milwaukee Avenue and Route 22 intersection.

Member Schlecht sought clarification on what Fresh Market's responsibility and what the Village's responsibilities were for the proposed site improvements. **Director McNellis** clarified that the proposal was part of a TIF project that the Village is a partner in. As a result, the Village will be using TIF funds to build site improvements outside the grocery store building. **Member Schlecht** expanded that Fresh Market is responsible for the building and interior improvements, while the Village would be responsible for the street and remaining site improvements, including landscape and lighting. **Director McNellis** confirmed **Member Schlecht's** comments.

Mark Ethun, Project Architect with TFF Architects and Planners, presented the Fresh Market building design. From the beginning, Fresh Market understood the importance and prominence the site plays for the Village and the downtown area for Lincolnshire. He continued that Fresh Market was a great fit for Lincolnshire as they do not work from a prototype store; each store is designed based on an analysis of the regional architecture and area to determine what the architecture is for such a prominent location. **Mr. Ethun** then presented a highlight of their design study of various architectural elements and materials from within Lincolnshire and the surrounding area that was the basis for the Fresh Market building. From their study, the concept of a town market became the basis of the grocery store design. He continued with the presentation of the proposed building materials and architectural designs for the market, along with color and material samples for the ARB's review. He concluded his presentation by detailing the signage proposed for the Fresh Market.

Tom Bowman, representative for The Fresh Market, further elaborated on the signage for the market.

Director McNellis commented that there are no multi-tenant monument signs in this package. This package will come back to the ARB later this Summer for an amendment. That signage will be complementary to the building architecture. As for the Fresh market sign package, staff believes all signs are proportional to the façade on which they are placed, with the exception of the rear façade sign. Since it is clearly a secondary sign, Staff believes it should be reduced in size to what the Code would permit.

Chairman Pro Tem Grover stated that he would like to break the Board discussion down into three parts: The site, the building, and then signs.

Member Schlecht asked if there were any cart corrals outside, for which the response was that there would not be as the carts aren't allowed outside unless employees are assisting customers in taking out groceries. The employee then brings the cart back in. He further questioned whether or not the trucks dock maneuvering works. **Director McNellis** stated that the engineers have completely analyzed the truck maneuvering, in consultation with Fresh Market and the Fire District, and we have confirmed it will work. Site lighting was also brought up. **Director McNellis** reiterated that the lighting works. **Member Schlecht** also stated that the outlot building will have to respond to the architecture of the grocery store, to which Director McNellis agreed. **Member Schlecht** also inquired as to how people westbound on Rt. 22 would get into the site, to which Director McNellis stated that Fresh Market has struggled with this, but they are confident that users will figure out where to go and then as repeat customers, they'll know where to go. He further stated that this has always been the case on this site, even with the Wild Oats proposal, as IDOT has dictated that the Rt. 22 access must be partially restricted. **Member Schlecht's** last point was that the store and site layout needs to look like it has always been there, and it fits there. **Director McNellis** stated that the siting helps this landmark building stand out from the corner, rather than be hidden.

Member Kennerley stated that she has been to other Fresh Market stores and that they do a great job of presentation, especially in the front of the store. This proposal is above and beyond the other ones she has been in. This is beautiful architecture and will be a focal point. She noted that the rear store sign that is more plain, and without the basket weave design, is better as there is a lot going on at the store and the other sign design would be too busy.

Member Wang inquired about a driveway to the existing gas station, to which Director McNellis responded that there is a brick wall around the gas station, and that the existing cut in the wall will have a small berm and landscaping on the grocery store side to eliminate any possible connection to the gas station. He stated that there was once a thought about connecting the two, but there was concern that it might be used as a cut-through for traffic avoiding the traffic lights, and that could cause a traffic hazard, so it was determined it was best not to do so.

Member Gulatee inquired as to traffic studies. **Director McNellis** stated that traffic studies were completed by engineers for the traffic light access at Milwaukee Avenue. He further stated that Fresh market did their own study, in order to feel comfortable with the limited access. **Member Gulatee** inquired as to how the deliveries worked, to which **Director McNellis** stated that was studied by the Village and Fresh market and that the deliveries would come from Rt. 22 and go back out to Milwaukee Avenue, where egress is signalized. **Member Gulatee** also asked about snowdrift inside the loading dock, to which **Mark Ethun** stated the dock would simply be shoveled manually and the lot plowed.

Member Schlecht inquired as to who maintains the property. Director McNellis stated that maintenance could be different parties responsibility, depending upon whether or not the developer who is leasing the building to Fresh Market ends up purchasing the outlot, which is a possibility. In any case, the two buildings will be part of a larger "shopping center", which will include additional property north of

the grocery store. All of this area is served by the same access roadway and detention. There will be covenants, conditions and restrictions spelled-out for this larger shopping center and there will be Common Area Maintenance costs that will be proportionally split amongst all owners, which is typical in any shopping center. Initially, the Village will be one of those owners, as we will continue to own the outlot until such time as it is purchased.

Chairman Pro Tem Grover asked what everyone's thoughts were about Staff's proposal to add a planting bed along the main (west) façade. There was consensus to do this amongst the ARB and the Architect. He further asked about the pedestrian bridge detail. Director McNellis stated that there were some minor changes from the previous bridge design, specifically regarding lighting, but by and large, this is the same design. **Chairman Pro Tem Grover** then stated the ARB would move on with the discussion of the Fresh Market building itself.

Member Schlecht thanked the Architect for a very nice presentation. He asked about the intent of the outdoor seating. **Tom Bowman** stated that the outdoor seating is used heavily in other stores. He stated that there would be merchandise outside of the store in addition. **Member Schlecht** stated his concern that the horizontal trellis on the west façade hides the wall sign. There was some discussion about whether or not the trellis could potentially be sloped, to make the sign more visible. **Mark Ethun** noted this needs more study. **Member Schlecht** asked about the opportunity for another entrance on the west façade, so patrons sitting outdoors could go in and use the bathroom. **Tom Bowman** stated that operationally that's tough, as Fresh Market wants to maintain one point of entry. **Member Schlecht** also noted that there is a lot of faux fenestration on the building, in an "American way". He noted that the wall on the south elevation, behind the trellis is blank. He stated that perhaps there is an opportunity to either put the brick arches that are present on the north façade or even clerestory windows or perhaps a mural like the one present on the Lake Forest store. Director McNellis noted that a Trustee had noted the same "faux mural" idea as a possibility. This had previously been passed on to Fresh Market. **Member Schlecht** also noted that the North Elevation has the kind of design concept that may be better suited for the south façade. He noted he likes the tower. He also asked how the tower would be lit at night, because there is an opportunity here. **Mark Ethun** stated that he doesn't want to overlight the building, but that he wants the diamond-shaped window backlit to form a shape at night. He noted there will be a lot of good site lighting also. **Member Schlecht** noted that he liked the material selection with one caveat that the sample of the stone is not a good representation, but the photos are. **Mark Ethun** agreed that the pictures look much better than the sample. **Member Schlecht** noted that if the picture is accurate, he has no problem with that material. Finally, he noted what the requirement was for roof material. **Director McNellis** stated that cedar shake has been stressed, but other materials are also permitted, like architectural grade shingles, such as is present on the Village Green condos. However, maintenance issues have made it clear that it can be tough from a long-term maintenance point of view. **Member Schlecht** noted that of all the materials on the building, the roof material is the one that isn't as rich or in the same vernacular as the rest of the building.

Member Kennerley noted her agreement with the prior comments expressed by the Board. She likes the color palette and the stone material. She also expressed her satisfaction with the roof shingle material, despite the fact that there may be better and more-lasting products available.

Member Wang remarked that some windows are too small and some of the wall signs are difficult to see, suggesting modifications.

Member Gulatee stated his satisfaction with the proposed concrete cast stone, noting that the photograph offers a more accurate rendition than the sample provided at the meeting. The photograph depicts variations within the brick material, whereas the uniform color of the sample diminishes its architectural interest. **Member Gulatee** said that he did not have an opinion on the proposed roof shingles. He noted that roof edges appear to protrude beyond the wall planes, which makes this design different from some of the existing Lincolnshire buildings in the downtown area. He suggested enhancing the north building elevation, since it will be visible to those customers that enter the grocery side from the north. **Member Gulatee** also inquired as to whether an indoor seating area will be provided that could function as a community gathering space, similar to the one that can be found at the Whole Foods Market store in Deerfield.

Tom Bowman responded that while some of their bigger stores have both indoor and outdoor seating areas, the Lincolnshire store will only have an outdoor seating area, due to its smaller footprint. It will, however, offer cooking classes and demonstrations.

Mark Ethun added that The Fresh Market is akin to an antique store or a home interior store, providing customers the advantage of the entire shopping experience, as opposed to focusing on one specific area.

Member Gulatee sought clarification regarding the proposed water management for the grocery store site, including the tower element. **Mark Ethun** stated that scuppers will be placed along the north building elevation, below the wall sign. He demonstrated the proposed placement of gutters and downspouts on the renderings.

Chairman Pro Tem Grover stated that although he is comfortable with the color scheme and the shingle roof material, he would prefer either a natural slate or a faux slate material for added richness. He also indicated his satisfaction with the entire Fresh Market proposal. **Chairman Pro Tem Grover** inquired as to the possibility of adding a diamond window on the north building façade, consistent with the diamond window proposed for the south and west building elevations. He stated that the north elevation “begs” for this element. **Mark Ethun** stated that he appreciates this suggestion and will need to determine whether there are any structural constraints that would prevent the installation of a window on that elevation.

Director McNellis stated that he would like to present several other items to the ARB. He informed the members that The Fresh Market is proposing a limited outdoor sales area, which will be reviewed by the Village Board as part of the proposed PUD. The outdoor sales area would be used primarily for the sale of plants.

Director McNellis also distributed a site plan, prepared by Staff, that shows a revised parking option. This is due to the possible expansion of the proposed building 4.5' from east to west. There will be a sidewalk provided for store customers. This may result in the loss of 1 parking space along the front of the building, while gaining 5 new spaces. Although the overall number of spaces would still exceed Code requirements under this option, fewer parking spaces than required by The Fresh Market would be provided. This option has been reviewed by the Lincolnshire-Riverwoods Fire Protection District and found acceptable. **Director McNellis** inquired whether the ARB has any concerns about this option.

Member Schlecht stated that he believes this option may cause a circulation challenge, as it would be difficult for customers to get back to the spine road once they have entered the grocery store site. **Chairman Pro Tem Grover** indicated that this option is acceptable to him, especially because the Fire District did not raise any concerns regarding emergency vehicle access. **Member Kennerley** commented that she finds that the second option to be too congested. **Member Gulatee** stated that it would force the customers to drive around the building before exiting the site. He said that this can be tested in the field first.

3.3 Consideration and discussion of a proposed comprehensive signage plan for The Fresh Market grocery store, to be located at the northeast corner of Rt. 22 and Milwaukee Avenue (Village of Lincolnshire/Inland Real Estate Corporation/The Fresh Market, Inc.)

Director McNellis noted that with regard to signage, Staff requests that the ARB provide their comments regarding the proposed sign sizes, illumination and location, from a design standpoint. The Village Board will review the Standards during the PUD Public Hearing. **Chairman Pro Tem Grover** stated that it appears from the Staff memo that Staff is supportive of all the signs, with the exception of the one proposed for the east building elevation. **Director McNellis** confirmed that this sign should meet Code, given its corner location and proximity to the spine road. **Member Schlecht** expressed his satisfaction with the signage color and the fact that the wall sign on the west building elevation would be more open if the trellis is sloped. **Member Kennerley** stated that she favors a solid sign background to make the signs more legible. She also noted that the sign on the east elevation can be made smaller and more proportionate to that wall, which would in turn enhance its legibility. **Member Gulatee** indicated that he is comfortable with the signs, as proposed. He agrees with **Member Schlecht's** point that the modified trellis would enhance the visibility of the sign on the main elevation.

Member Gulatee inquired whether there will be any additional identification signage for loading docks/bays. **Tom Bowman** said that their loading bays in the rear of the building will be identified with small plaques.

Chairman Pro Tem Grover stated that he believes the east elevation sign is too big. **Director McNellis** said that the Code permits up to 54-55 sq. ft. of sign area, and the proposed east elevation sign is approximately 56 sq.ft. in area (7' x 8'); therefore the sign should be reduced by 50% to bring it into compliance. He stated that there appears to be a consensus on the Board that the sign is too big.

Chairman Pro Tem Grover inquired about the permissibility of “coming soon” and other similar signs. **Director McNellis** responded that although these signs are not permitted by Code, Staff will work with The Fresh Market on this in-house.

Member Gulatee questioned the type of sign illumination used and whether internal illumination should be permitted as part of zoning and signage relief granted through the PUD approval. **Director McNellis** stated that for wall signs the Code requires that no light shines through the letters, thus creating a halo effect.

Discussion ensued as to stipulations that should be incorporated into the ARB’s motions. There was a consensus of the Board that all of Staff’s recommendations should be included, while the ARB’s recommendations regarding the additional design elements should be worded as suggestions rather than stipulations.

3.2 Consideration and discussion of a site plan, landscape plans, building elevations, materials and colors, rooftop equipment screening plan, and an exterior site lighting plan.

Member Gulatee moved and Member Schlecht seconded a motion to approve and recommend to the Village Board for their approval of a site plan, landscape plans, building elevations, materials and colors, rooftop equipment screening plan, and an exterior site lighting plan, for the proposed 7.2 acre South Downtown PUD, including a Fresh Market grocery store, as presented in a packet submitted by Christopher B. Burke Engineering, dated May 21, 2012, and Teague, Freyaldenhoven & Freyaldenhoven Architects & Planners, dated June 13, 2012, for the property located at the northeast corner of Rt. 22 and Milwaukee Avenue, and subject to Staff recommendation #’s 1 and 2, as presented in Staff’s memorandum, dated June 15, 2012, and further subject to the following:

1. *Consider incorporating the additional design elements, including a mural on the south elevation; a diamond window on the north elevation, and trellis modifications on the west facade, discussed at the June 19th, 2012 ARB meeting, into the building design.*

The motion passed unanimously by voice vote.

3.3 Consideration and discussion of a proposed comprehensive signage plan.

Member Gulatee moved and Member Schlecht seconded a motion to approve and recommend to the Village Board for their approval of a comprehensive signage plan for The Fresh Market grocery store, as presented in a packet submitted by Federal Heath Sign Company, dated June 5, 2012, for the property located at the northeast corner of Rt. 22 and Milwaukee Avenue, and subject to Staff recommendation # 3, as presented in Staff’s memorandum, dated June 15, 2012.

The motion passed unanimously by voice vote.

Director McNellis announced that this matter will be submitted to the Village Board for either the July 9th or July 23rd meeting.

4.0 UNFINISHED BUSINESS

5.0 NEW BUSINESS (None)

6.0 CITIZENS COMMENTS (None)

7.0 ADJOURNMENT

There being no further business, **Chairman Pro Tem Grover** adjourned the meeting at 10:05 p.m.

Minutes submitted by Stephen Robles, Planner and Steve McNellis, Director of Community Development.